

# \$685,000 - 520 Harrison Court, Crossfield

MLS® #A2216179

**\$685,000**

4 Bedroom, 3.00 Bathroom, 1,366 sqft

Residential on 0.13 Acres

NONE, Crossfield, Alberta

\*\*\*OPEN HOUSE, Saturday, May 10th from 3:00 - 5:00 PM\*\*\* Backing onto a green space and park sits this beautiful, move-in ready 4 bedroom home loaded with upgrades! Great curb appeal with an oversized, fully insulated and finished garage that includes a radiant gas heater, mezzanine storage, a workbench, storage cabinets, 20 amp electrical on all the walls and a side entrance to the backyard for ultimate convenience. Inside over 2,300 sq. ft. of developed space is the perfect retreat for any busy family. Heated tile flooring in the soaring foyer keeps toes warm and cozy. Gleaming maple-cherry-coloured hardwood floors and a plethora of oversized windows grace the open and airy main floor. The living room invites relaxation with clear sightlines encouraging unobstructed conversations. Culinary adventures are inspired in the beautiful kitchen featuring granite countertops, upgraded cabinetry with soft close drawers and doors, a customized pantry with extra shelving and built-in spice racks, upgraded stainless steel appliances including a gas stove and a raised breakfast bar on the centre island to casually convene. Encased in windows the dining room overlooks the backyard and green space with access to the expansive deck promoting a seamless indoor/outdoor lifestyle. The primary bedroom is a true owner's retreat with ample room for king-sized furniture, a large walk-in closet and a private ensuite with an oversized shower. Another bedroom on this level could



also be used as a tucked away den for work or study. 9â€™ ceilings and upgraded heated vinyl flooring in the sunshine filled basement invite everyone to gather for movies and games nights. This level is already prepped for a future wet bar as well! 2 additional bedrooms, another full bathroom, loads of storage and laundry with both gas or electric hookups further add to your comfort and convenience. Outside LED lighting surrounds the home and winds through the trees and shrubs in the professionally landscaped, low-maintenance backyard. An expansive 12â€™ x 22â€™ composite deck entices summer barbeques and weekends lounging while another 10â€™ x 10â€™ lower deck has support for a future hot tub. The gorgeous yard is fully fenced and backs directly onto a green space and park granting endless additional play space that kids and pets will love. Outstandingly located in the amenity-rich town of Crossfield. Everything is close by in this charming town including great restaurants, local shops, cafes, fun community events, a rainbow trout stocked pond for fishing, a skate park, numerous sports fields, a running track, a spray park, an off-leash dog park, extensive pathways and so much more! Truly an incredible location for this exceptional home! Please note that the registered address of this property is 520, 500 Harrison Court.

Built in 2014

### **Essential Information**

MLS® #	A2216179
Price	\$685,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,366
Acres	0.13

Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	520 Harrison Court
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
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Days on Market	4
Zoning	R-1A

## **Listing Details**

Listing Office	First Place Realty
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